

Cherie Miles Farm
3350 State Hwy 156
Lingle, Wyoming



**116.25 Acre Pivot Irrigated Farm with outstanding
Improvements**

Premier Properties
1942 East D Street
Torrington, Wyoming
307-532-4447



Location: This well kept farm is located approximately 3.5 miles South of Lingle, Wyoming on Wyoming highway 156. Lingle is a smaller town with a larger Agricultural equipment dealer and a variety of smaller businesses. Torrington is 10 miles East of Lingle and is the county seat of Goshen County the largest Ag producing county in the State of Wyoming. Torrington is the home of Eastern Wyoming College a Junior College hosting a variety of programs to fit the needs of all students. Torrington has the largest livestock auction in the State of Wyoming as well as, western Nebraska.

Torrington has a population of over 6,000 residents with all types of ag related businesses as well as an adequate number of shopping and dining establishments.

Farmland: The farm consists of 116.25 Deeded Acres with 82 Acres under pivot and approximately 12 Acres of flood irrigated and the balance is in native rangeland that is not fenced. Currently the pivot irrigated land and the flood irrigated land is planted to Sunflowers for the 2020 crop year. The farmland is currently leased for the 2020 crop season to a tenant farm on a cash lease. Purchase of this farm is subject to the current lease which ends at the end of the 2020 crop year. An attached soils map indicates that the soils are capable of raising all types of irrigated crops that are normally grown in the surrounding area.



Improvements: This beautiful four bedroom home is in great condition. The main level features a new kitchen with new appliances and a new dining room. On the main level there are two bedroom, full bath, a sunken living room with a beautiful brick fireplace. A laundry room is on the main floor for convenience. The lower level features a large family room, two bedrooms and a three quarter bath. There are three bucking horse lights on the main level that are not included in the sale of this property.

The 40x80 metal building has a partial cement floor.

Legal Description: A complete Metes and Bounds Description is Attached to this brochure.

Acres:

116.25 Total Acres. 82 Acres under a Pivot irrigation system, 12 Acres of flood irrigated lands, 3 Acres of homesite, roads and waste. The balance of the farm is native rangeland that is not currently being used.
All figures are approximate.

Irrigation: 99.1 Acres of Adjudicated water rights from Goshen Irrigation District.
2020 Annual Charge from GID is \$3,123.45.

Real Estate Taxes: \$2,440.53

Minerals: There are no available mineral rights.

Listing Price: \$825,000.00

Listing Agent: Julene Asmus (307) 575-0278

Listing Office:

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1942 East D Street
Torrington, Wyoming

307-532-4447

www.wyo-realestate.com





Aerial Map



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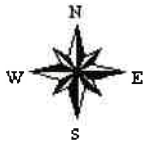
Maps Provided By



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32-25N-62W
Goshen County
Wyoming

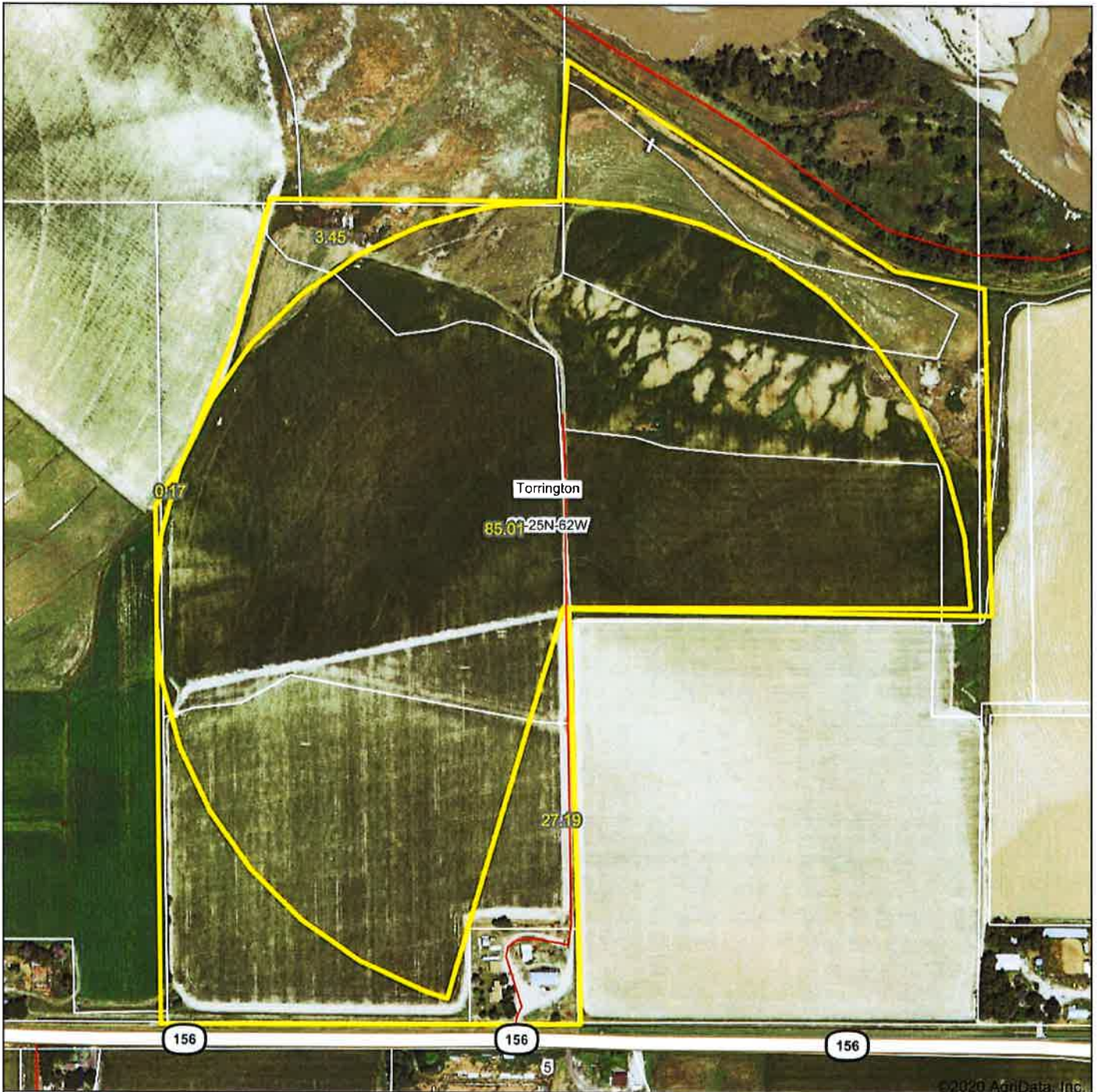
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scale: 5693



7/17/2020

Field borders provided by Farm Service Agency as of 5/21/2008

Aerial Map



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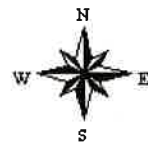
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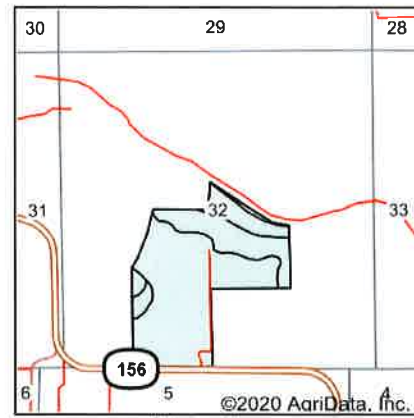
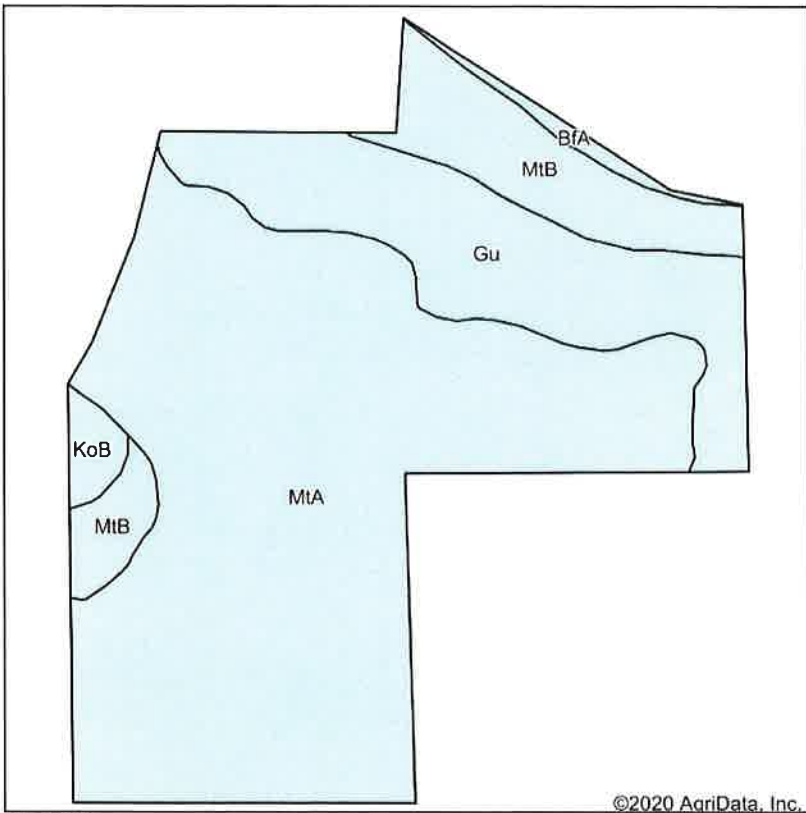
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Soils Map



State: **Wyoming**
 County: **Goshen**
 Location: **32-25N-62W**
 Township: **Torrington**
 Acres: **116.25**
 Date: **7/17/2020**

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Soils data provided by USDA and NRCS.

Area Symbol: WY615, Soil Area Version: 15

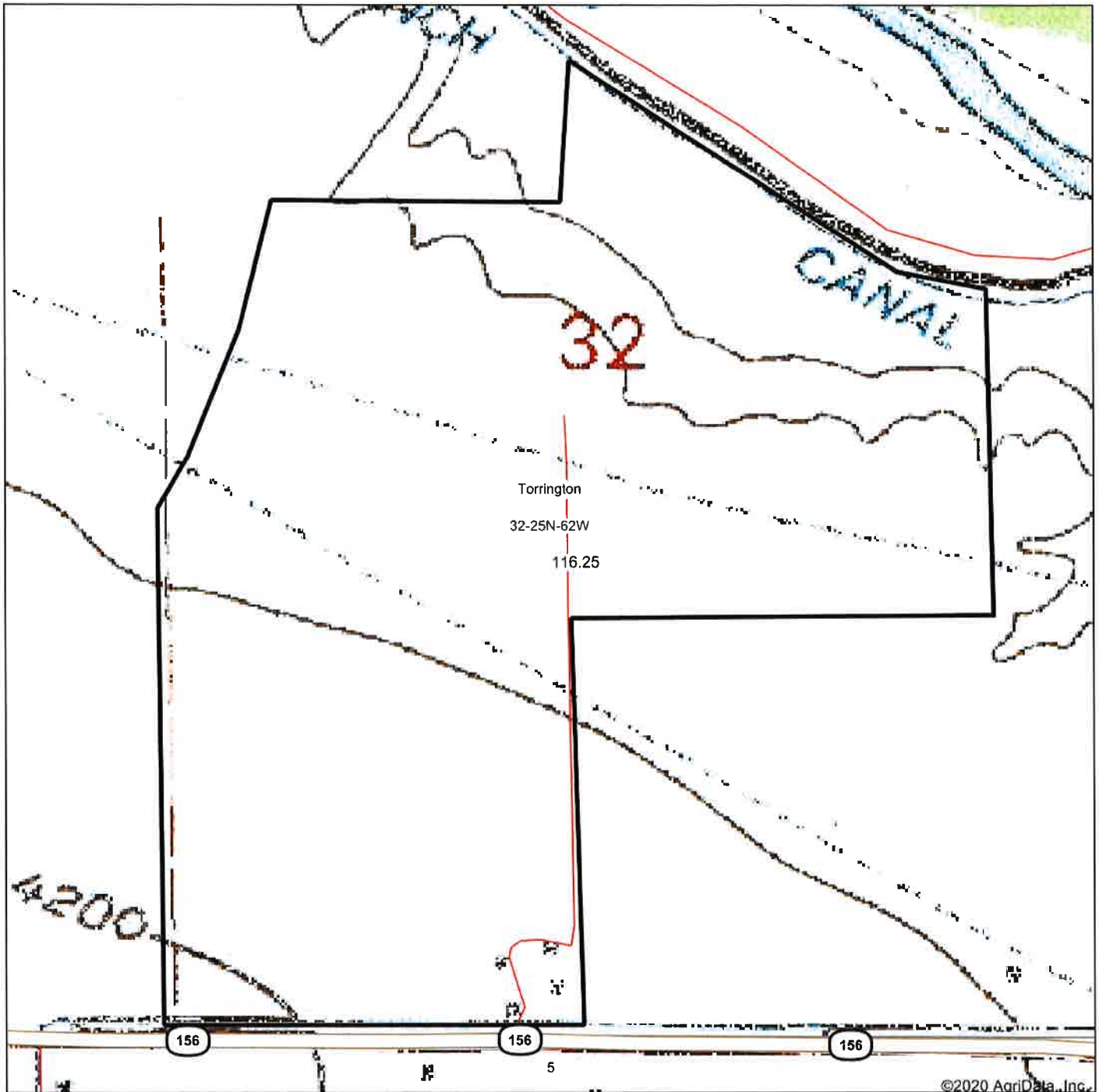
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
MtA	Mitchell silt loam, 0 to 3 percent slopes	77.38	66.6%	IVe	IIIIs	18
Gu	Gullied land	22.59	19.4%	VIII	VIII	0
MtB	Mitchell silt loam, 3 to 6 percent slopes	13.20	11.4%	IVe	IIIe	18
KoB	Keota silt loam, 3 to 6 percent slopes	1.76	1.5%	IIIe	IIIe	11
BfA	Bankard loamy fine sand, 0 to 3 percent slopes	1.32	1.1%	VIe	IVs	8
Weighted Average						*n 14.3

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



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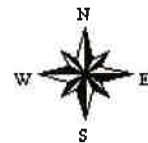


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32-25N-62W
Goshen County
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0ft 495ft 990ft



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